177.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	697,600 / 697,600
					USE VALUE:	697,600 / 697,600
					ASSESSED:	697,600 / 697,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
138		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAUR NARINDER & SINGH KULDIP &
Owner 2:	SINGH RAVINFER & JATINDER
Owner 3:	
Street 1:	138 SYLVIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GAHUNIA BALVINDER -
Owner 2:	KAUR GURMIT -
Street 1:	138 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,050 Sq. Ft. of land mainly classified as Two Family with a Colonial Building built about 1900, having primarily Vinyl Exterior and 2400 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4050.000	318,500		379,100	697,600
Total Card	0.093	318,500		379,100	697,600
Total Parcel	0.093	318,500		379,100	697,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 290.63 | /Parcel: 290.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 119712
GIS Ref:
GIS Ref:
Insp Date: 07/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	318,500	0	4,050.	379,100	697,600	697,600	Year End Roll	12/18/2019
2019	104	FV	252,600	0	4,050.	373,600	626,200	626,200	Year End Roll	1/3/2019
2018	104	FV	252,200	0	4,050.	287,000	539,200	539,200	Year End Roll	12/20/2017
2017	104	FV	252,200	0	4,050.	270,800	523,000	523,000	Year End Roll	1/3/2017
2016	104	FV	252,200	0	4,050.	249,100	501,300	501,300	Year End	1/4/2016
2015	104	FV	246,200	0	4,050.	232,800	479,000	479,000	Year End Roll	12/11/2014
2014	104	FV	246,200	0	4,050.	214,400	460,600	460,600	Year End Roll	12/16/2013
2013	104	FV	246,200	0	4,050.	214,400	460,600	460,600		12/13/2012

!13898!

PRINT

Date	Time
12/11/20	03:47:27

LAST REV

Date	Time
08/15/18	08:51:12
mmcmakin	
13898	

USER DEFINED

Prior Id # 1:	119712
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAHUNIA BALVIND	60621-459		12/3/2012	Family	387,000	No	No		
ROUSSEL MARK R	35868-310		7/11/2002		387,500	No	No		
	16137-98		5/1/1985		127,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2018	MEAS&NOTICE	BS	Barbara S
11/26/2008	Meas/Inspect	189	PATRIOT
10/5/2002	MLS	HC	Helen Chinal
1/6/2000	Mailer Sent		
1/4/1999	Measured	243	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

Total AC/HA: 0.09298 | Total SF/SM: 4050 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 379,051 | Spl Credit | Total: 379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18680978
Const Adj.:	0.99792004
Adj $ / SQ:	148.043
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	461582
Depreciation:	143090
Depreciated Total:	318492

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

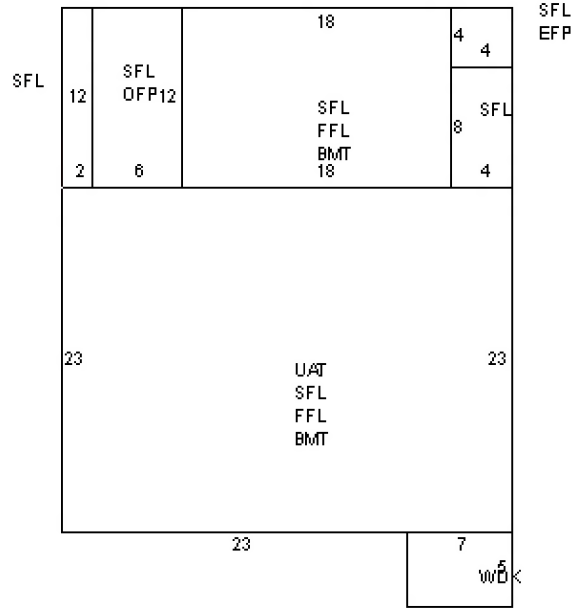
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.04
Special Features:	0	Val/Su Net:	100.85
Final Total:	318500	Val/Su SzAd	162.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,050	148.040	155,445
BMT	Basement	906	53.070	48,084
FFL	First Floor	906	148.040	134,127
UAT	Upper Attic	173	103.630	17,876
OFP	Open Porch	72	39.330	2,832
WDK	Deck	35	15.970	559
EFP	Enclos Porch	16	72.450	1,159
	Net Sketched Area:	3,158	Total:	360,082
Size Ad	1956	Gross Are	3675	FinArea 2400

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30		
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	